

Exhibit A
File No. 230627
Minor Modification to Detailed Planned Development
Known as Garden Apartments
4450 South 27th Street
September 26, 2023

Previous File History

In 2017, this site was rezoned from a General Planned Development known as South Pointe (GPD; File Nos. 83-745 and 870876) to a new Detailed Planned Development (File No. 161478) to allow a two-phase multi-family residential development on this site. That development entailed two, 3-story buildings with a total of 60 residential units and associated parking. The owner, 4450 South 27th Street LLC, is proposing to modify the previously approved development to a two-phase residential development that entails three, 2-story buildings with a total of 36 units and associated parking.

Project Summary

While the layout and number of units has changed, the proposed changes meet the 7 Minor Modification criteria as outlined in s. 295-907-2-i.

A vision for a vibrant, modern community began to take shape at 4450 S 27th Street 6 years ago. The original approved plans had been to construct two sprawling buildings, each with 30 apartments, 3 story high and creating a bustling hub of 60 units. However, as time progressed and circumstances evolved, a new idea emerged to better align with the changing needs of the neighborhood. This proposal aimed to amend the approved plans by dividing the development into three buildings two story high for each containing 12 units. Each unit has a private entrance, attached garage and separate utilities which is a major advantage over the typical apartment building with a common hallway. This change would result in a lower density, better suited to the area, all while staying within the guidelines set by the City of Milwaukee.

The decision to amend the approved plans was not taken lightly. It came after extensive research and careful consideration of the existing urban landscape and the preferences of the local community. The developers recognized the importance of ensuring that the development would harmonize with the surrounding environment, both aesthetically and functionally.

One of the primary reasons for the modification was to reduce the density of the proposed apartment complex. By breaking the project into three buildings, each with only 12 units, the developers aimed to create a more spacious and welcoming atmosphere for future residents. This lower density would also allow for the inclusion of more green spaces and landscaping, promoting a sense of well-being and tranquility within the community.

Crucially, the modification proposal was carefully designed to ensure that none of the seven criteria for minor modifications, as defined by the City of Milwaukee, were violated. The developers were committed to adhering to local regulations and maintaining a transparent, respectful dialogue with the city officials and the community.

The seven criteria for minor modifications in Milwaukee include factors such as the impact on neighboring properties, traffic patterns, utilities, public services, and the overall character of the area. In making this

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modification, the developers conducted thorough assessments and engaged with experts to guarantee that the revised plan would not compromise any of these vital aspects.

Throughout the process, community feedback was actively sought and valued. Public meetings were held to address concerns and incorporate suggestions from local residents and stakeholders. By involving the community, the developers aimed to create a development that would not only benefit the residents but also enhance the neighborhood's overall appeal.

District Standards (s. 295-907) (UPDATED):

Uses:	Multi-family residential and uses accessory and ancillary to that use
Design standards:	See elevations.
Density (sq. ft. of lot area/dwelling unit):	291,500 square feet of lot area / 36 units (previously 291,500 sq. ft/60 units)
Space between structures:	69'- 3" and 63'- 6"
Setbacks (approximately):	North: 169'- 7 ½" South: 19'- 3 ½" East: 63'- 10 ½" West: 64'- 1 ½"
Screening:	Fencing along West and North property lines, 6'- 0", Wood
Open space:	Sq. ft.: 150,778. The North portion of the site will be left open as a buffer zone between our development and the single family homes. The Strom water pond is located in this area as well. there is open space around the three buildings for residents to utilize
Circulation, parking and loading:	<p>Pedestrian access: Each unit will have its own access from the outside of the building. There will be a pedestrian walkway along the main entrance to the development site that connects from the public sidewalk on 26th Street to the internal parking area and buildings.</p> <p>Automobile access and parking: There will be one vehicular access to the development from 26th Street. Each unit will have an interior garage parking space for a total of 36 garage spaces, and there will be 36 surface parking spaces (1 for each unit). Additionally, there will be 8 for visitors.</p> <p>Bicycle Parking: In addition to storing bikes in the garages of the units, there will be minimum of 10 spaces for the use of guests and residents.</p> <p>Loading: there will be one dumpster at the center of the development that will be enclosed with wood structure. The trash will be collected from this spot. All loading and move-ins/outs will be handled within the development site.</p>

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Landscaping:	<p>Proposed Landscaping: In addition to the large number of existing trees on site, we are adding vegetations, shrubs and trees to meet the design standards. Please refer to Landscaping plans by Rasmith. There will be base landscaping added around the buildings as well as around the parking lot.</p> <p>All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.</p> <p>The existing site or interim condition must be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.</p>
Lighting:	<p>8 wall mounted lights on each of the buildings and 12 entrance lights will be provided for each of the units within the building. under the canopy of each unit there will be a light connected to the public panel. Each balcony has a light connected to the tenant panel.</p> <p>All lighting would follow S.295-409 of the zoning code.</p>
Utilities:	Each unit would have separate meter for electric and gas, water on the public meter each unit would have washer and dryer.
Signs (type, square footage, quantity and placement):	<p>Freestanding signs: Monument sign at the entrance will be approximately 5 ft wide and 6ft high (30 sq.ft) not lit. Final sign will be approved by DCD Staff prior to permit issuance.</p> <p>Building wall signs: No (other than address signs)</p> <p>Temporary signs: No</p> <p>Other signs: No Illumination: No</p>

Site Statistics (UPDATED):

Gross land area:	291,500 Sq. ft.
Maximum amount of land covered by principal buildings (approx.):	Sq. ft.: 31,500 (previously 32,666 sf) % of site: 10.8 (previously 11%)
Maximum amount of land devoted to parking, drives and parking structures (approx.):	Sq. ft.: 41,976 (previously 42,777 sf) % of site: 14.4 (previously 14.7%)
Minimum amount of land devoted to landscaped open space (approx.):	Sq. ft.: 194,964 (previously 150,778 sf) % of site: 66.9 (previously 51.7%)

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Max proposed dwelling unit density (lot area per dwelling unit):	291,500 Sq. ft. of lot area / 36 units (previously 291,500 sf/60 units)
Proposed number of buildings:	3 (previously 2)
Max dwelling units:	36
Bedrooms per unit:	78 bedrooms within 36 units. 12 units of 3 bedrooms, 18 units of 2 bedrooms, 6 units of 1 bedroom Previously 165 bedrooms within 60 units 6 units 4 bedrooms, 38 units 3 bedrooms, 11 units 2 bedrooms, 5 units 1 bedroom
Parking spaces provided (approximate):	Automobile spaces: 36 Garage spaces and 36 surface parking, 8 spaced for visitors. Ratio per residential unit: 2/1 Spaces per 1000 sq ft for non-residential uses: 0.125 Bicycle spaces: 10 Note: Number, placement, and type of bicycle parking shall follow the provisions of the zoning code (s. 295-404).